



To the Honorable Council
City of Norfolk, Virginia

March 4, 2014

From: George M. Homewood, AICP CFM, Acting Planning Director

Subject: **Church Street Station by Luna Development and Virginia Supportive Housing (VSH)**

Reviewed: Wynter C. Benda, Assistant City Manager

Ward/Superward: 4/7

Approved:

Item Number:

R-1

Marcus D. Jones, City Manager

I. **Staff Recommendation:** Approval.

II. **Commission Action:**

- By a vote of **1 to 6**, the Planning Commission recommended that the requests for a Plan Amendment, Text Amendment and Rezoning be **denied**.
 - Majority voted for denial based on neighborhood concerns, traffic volumes to be added to O'Keefe Street and potential for concentration of poverty.
 - Minority voted for approval based on staff recommendation of approval.

III. **Requests:**

- a. ***plaNorfolk2030 Map Amendment*** - Single Family Urban and Utility/Transportation to Multifamily
- b. ***Text Amendment*** – Residential Planned Development (PD-R Church Street Station)
- c. ***Change of Zoning*** – I-2, R-11 and RCO districts to PD-R Church Street Station district

IV. **Applicant:** Luna Development by Michael Glenn & VSH by Allison Bogdanovic

V. **Description:**

- These requests would allow Luna Development and Virginia Supportive Housing to develop the site with an 81-unit supportive housing (studio units) and an 80-unit (one, two and three-bedroom) apartment complex.
- There is a clear need for supportive housing for special needs populations and site meets locational criteria set forth in *plaNorfolk2030* for new multi-family.
- There will be on-site management to alleviate problems typically associated with buildings managed by absentee landlords.
- The site is currently owned by the City of Norfolk, and its development will require review and approval through the Design Review process.
- The text amendment has been modified to include the phasing as proposed by the applicant.

Staff point of contact: Matthew Simons at 664-4750, matthew.simons@norfolk.gov

Attachment: Staff Report to City Council dated February 11, 2014 with attachments



City of NORFOLK

C: Dir., Department of Planning and Community Development


To the Honorable Council
City of Norfolk, Virginia

February 11, 2014

From: George M. Homewood, AICP, CFM
Acting Planning Director

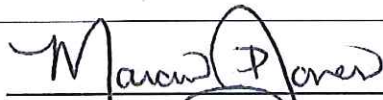
Subject: The following applications on properties located at 2000 Church Street and 1816-1824 O'Keefe Street – Church Street Station:

- a. Amend Map LU-1, "Future Land Use Map," in *plaNorfolk2030* from Industrial, Single Family Urban and Utility/Transportation to Multifamily.
- b. Amend the *Zoning Ordinance* to add section 27-38, "Church Street Station Residential Planned Development" (PD-R Church Street Station) district.
- c. Rezoning from I-2 (Light Industrial), R-11 (Moderate Density Multi-Family) and RCO (Residential Compatibility Overlay) districts to PD-R Church Street Station district.

Reviewed: 
Ronald H. Williams, Jr., Assistant City Manager

Ward/Superward: 4/7

Approved:



Marcus D. Jones, City Manager

Item Number:

PH-3

- I. **Recommendations:** Staff Recommends approval, based on the need for Supportive Housing and the proposal meeting locational guidelines set out in *plaNorfolk2030*.
 - By a vote of **1 to 6**, the Planning Commission recommended that the requests for a Future Land Use Map Amendment, Zoning Text Amendment and Rezoning be **denied**.
 - Majority voted for denial based on neighborhood concerns, traffic volumes to be added to O'Keefe Street and potential for concentration of poverty.
 - Minority voted for approval based on staff recommendation of approval.
- II. **Applicant:** Church Street Station by Luna Development and Virginia Supportive Housing
- III. **Description** This request would allow Luna Development and Virginia Supportive Housing to develop the site with an 81-unit supportive housing (studio units) and an 80-unit (one, two and three-bedroom) apartment complex.

IV. Analysis

This 4.2 acre site is located on the east side of Church Street directly south of the Norfolk Southern railroad tracks, within the Olde Huntersville neighborhood.

Plan Analysis

- *plaNorfolk2030* designates the western portion of this site as Industrial, a small portion in the center of the site as Utility/Transportation, and the eastern portion of the site as Single Family Urban, making the proposed use inconsistent with *plaNorfolk2030*.
 - An amendment to Multifamily is necessary for the proposed use to be consistent with *plaNorfolk2030*.
- The Identifying Land Use Strategies chapter of *plaNorfolk2030* states that potential changes of land use to the Multifamily category should meet each of three criteria:
 - The site must be within ¼ mile of an arterial road or a bus route, or must be within a Transit Supportive Area.
 - The site must be currently developed with multifamily housing or must be adjacent to a Multifamily, Downtown, Industrial, Office, or Commercial land use.
 - The site must be able to accommodate the open space, parking, buffering, and stormwater facilities required by the *Zoning Ordinance*.
- The Housing Choices chapter of *plaNorfolk2030* includes an action discouraging concentrations of poverty.
 - Census Tract 35.01, which includes the Huntersville neighborhood, is defined as having concentrations of both low income households and affordable housing.
- The Housing Choices chapter also includes a goal calling for ensuring that the needs of the special needs populations are met, which includes several actions relating to special needs housing:
 - Locations for special needs housing should be near public transportation, shopping, and city facilities.
 - A full continuum of housing should be provided to assist the homeless, including emergency shelters, transitional housing, and permanent housing.
- While this site is located within a Census Tract with concentrated poverty, there is an identified need for housing for special needs populations within the City.
 - Since this site meets the locational criteria established in *plaNorfolk2030* for new multifamily housing and it will provide needed facilities for the City's special needs population, amending *plaNorfolk2030* to Multifamily is appropriate despite its location within a concentrated Census Tract.
- Ultimately, it may be appropriate for the entire area south of the Norfolk Southern rail lines on both sides of Church Street to transition to a more residential and residentially-supportive commercial character.
 - This project may pioneer that transition.

Zoning Analysis

Plan Amendment – Future Land Use Map

- If the "Future Land Use Map" amendment is approved, the request would be consistent with *plaNorfolk2030*.

Site Analysis

- The site is split into two triangular sections; however, they are both proposed to be rezoned and utilized as a single contiguous residential planned development.
- The two sections have different existing conditions.
 - The western portion:
 - Currently zoned I-2 (Light Industrial).
 - Historically been utilized for industrial purposes.
 - The eastern portion:
 - Currently zoned R-11 (Moderate Density Multi-Family) with the RCO (Residential Compatibility Overlay) district.
 - Site has remained vacant for decades.
- The adjacent properties to the south are zoned I-2, R-11 and R-8 (Single-Family) districts.
 - The properties zoned I-2 are still being utilized for industrial purposes, which are directly adjacent to single-family homes on C Avenue.
 - The properties zoned R-11 to the south are being utilized for multi-family housing.
- Properties to the north, northeast and west are zoned I-2 and OSP (Open Space Preservation) districts, and are separated from the site by Church Street and the Norfolk Southern railroad tracks.
- Residential development as proposed in the planned development would serve as an appropriate buffer to the nearby single-family homes.
 - The residential planned development would provide quality housing options instead of concentrating industrial activity near the neighborhood's borders.
 - The proposed planned development may trigger a gradual transition to a more residentially-supportive development character south of the rail lines on both sides of Church Street.
- The proposed conceptual site plan shows that all requirements of the proposed planned development text can be met.
 - The site development will be reviewed through the Site Plan Review process.

Zoning Text Amendment

- The request is to create the Church Street Station Residential Planned Development.
- The text, in addition to the conceptual site plan, establishes the development standards within this Planned Development.
- The District proposes:
 - 80 units of Supportive Housing (SRO studio units) + 1 studio unit for an over-night manager.
 - Parking for the Supportive Housing will be provided at 0.5 spaces per unit.
 - 80 multi-family units (one, two and three-bedroom).
 - Parking for the Multi-Family units will be provided at 1.5 spaces per unit.

Change of Zoning

- If the plan amendment and text amendment are approved, the Rezoning request would be consistent with *plaNorfolk2030* and *Zoning Ordinance* requirements.

Traffic Analysis

- Institute of Transportation Engineers estimate that this development will generate 706 new vehicle trips per day.
- No vehicles will have access to the site through the Olde Huntersville neighborhood and all of the supportive housing units and multi-family units will only have direct access along Church Street.
- The site is near transit services with the Route 4 bus, operating along Church Street just south of the site.

V. Financial Impact

Development of a currently vacant site will increase the assessed value while providing a corresponding increase in real estate taxes.

VI. Environmental

- Development of the site will have to be approved through the Site Plan Review process including provision of landscaping and stormwater facilities.
 - This includes compliance with all environmental and stormwater regulations.
 - The proposed development maintains 21% useable open space on the site.
- Vehicular access to the site will only be from Church Street.
- Currently the properties are owned by the City of Norfolk and any new construction or improvements would be required to obtain approval through the Design Review process.
- A letter of opposition was received from the Olde Huntersville Civic League.
- A petition was provided in opposition to the proposal.

VII. Community Outreach/Notification

- Legal notice was posted on the property on November 12.
- Letters were sent to the Olde Huntersville Civic League, Huntersquare Advisory Council, and the Attucks/Barberton/Church Street neighborhood association on November 22.
- Letters were mailed to all property owners within 300 feet of the property on December 5.
- Notice was sent to the civic leagues by the Department of Communications on December 5.
- Legal notification was placed in *The Virginian-Pilot* on December 5 and 12.
- The Planning Commission Public Hearing was held on December 19, 2013.
- Public notification for this agenda item was conducted through the City of Norfolk's agenda notification process.

VIII. Coordination/Outreach

This report has been coordinated with the Department of Planning and Community Development, Department of Communications and Technology, the Bureau of Community Enrichment, The Office to End Homelessness, the Department of Economic Development, Virginia Supportive Housing, and the City Attorney's Office.

Supporting Material from the Department of Planning and Community Development:

- Proponents and Opponents
- Ordinances
- Location Map
- Zoning Map
- *plaNorfolk2030* Future Land Use Map
- Application – Text Amendment
- Application – Rezoning
- Survey
- Revised Conceptual Site Plan
- Letter to the Olde Huntersville Civic League
- Letter to the Huntersquare Advisory Council
- Letter to the Attucks/Barberton/Church Street neighborhood association
- Letter of Opposition, Olde Huntersville Civic League
- Petition of Opposition, 109 signatures

Proponents and Opponents:

Proponents

Michael E. Glenn – Applicant, Luna Development
629 Mayflower Road
Norfolk, VA 23508

Allison Bogdanovic – Applicant, VSH
2425 Gosnold Avenue
Norfolk, VA 23517

Esther Robert – Representative, VSH
407 Dinwiddie Street
Portsmouth, VA 23704

Donna Phaneuf – Representative, VIA Design Architects, P.C.
150 Randolph Street
Norfolk, VA 23505

Sharon Nusbaum
540 New Hampshire Avenue
Norfolk, VA 23508

Dr. Carrie White
1369 Botetourt Gardens
Norfolk, VA 23517

Martha Gorman
207 E. 42nd Street
Norfolk, VA 23504

Dennis Hustead
628 W. 24th Street
Norfolk, VA 23517

Janie Chapman – (1810 Bracey Street)
Mailing Address: P.O. Box 1701
Norfolk, VA 23501


Jonathan Nye
3819 Adams Street
Portsmouth, VA 23703

Opponents


Terrance Simmons – Olde Huntersville Civic League, president
735 Fremont Street
Norfolk, VA 23504

Beatrice (Bea) Garvin-Thompson
964 Washington Avenue
Norfolk, VA 23504

Petition of Opposition – 109 signatures

Form and Correctness Approved: 

Contents Approved: 

By 
Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

R-1
AN ORDINANCE TO AMEND THE CITY'S GENERAL PLAN, PLANORFOLK2030, SO AS TO CHANGE THE LAND USE DESIGNATION FOR PROPERTIES LOCATED AT 2000 CHURCH STREET AND 1816 TO 1824 O'KEEFE STREET FROM INDUSTRIAL, SINGLE FAMILY URBAN, AND UTILITY/TRANSPORTATION TO MULTIFAMILY.


- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the land use designation set forth in the City's general plan, plaNorfolk2030, for the properties located at 2000 Church Street and 1816 to 1824 O'Keefe Street are hereby changed from Industrial, Single Family Urban, and Utility/Transportation to Multifamily. The properties which are the subject of this change in land use designation are more fully described as follows:


Properties fronting 345 feet, more or less, along the eastern line of Church Street, beginning 400 feet, more or less, from the northern line of C Avenue, and extending northwardly, and property fronting 175 more or less, along the eastern line of O'Keefe Street, beginning 200 feet, more or less, from the northern line of C Avenue, and extending northwardly; premises numbered 2000 Church Street and 1816 to 1824 O'Keefe Street.

Section 2:- That this ordinance shall be in effect from the date of its adoption.

Form and Correctness Approved: 

Contents Approved:

By 
Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO AMEND CHAPTER 27 OF THE ZONING ORDINANCE OF THE CITY OF NORFOLK, 1992, SO AS TO CREATE THE CHURCH STREET STATION RESIDENTIAL PLANNED DEVELOPMENT DISTRICT (PD-R CHURCH STREET STATION).

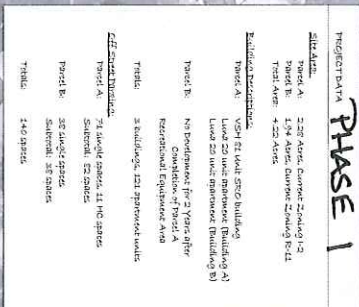
- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That Chapter 27 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended) is hereby amended and reordained by adding thereto a new enumerated section, including subsections, entitled "Church Street Station Residential Planned Development District (PD-R Church Street Station)" and containing text and a table as set forth in "Exhibit A," attached hereto.

Section 2:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (4 pages)



VIA design architects, pc
160 RANDOLPH STREET
NORFOLK, VIRGINIA 23510
757.627.1429 FAX 627.1602
www.viadesignarchitects.com

VSH + Luna Development

Church Street Planned Development

2000 Church Street, Norfolk, VA

A101B

[illegible]



PHASE 2

PROJECT DATA

Site Area:

Parcel A: 2.25 Acres, Curved 22' along R-2
Parcel B: 1.54 Acres, Curved 22' along R-2
Total Area: 4.22 Acres

Building Footprints:

Parcel A: VSH 12 Unit SRO Building
Parcel B: VSH 20 Unit Apartment Building A)
Parcel C: VSH 20 Unit Apartment Building B)
Parcel D: VSH 20 Unit Apartment Building C)

Off-Site Parking:

Parcel A: 71 Single Spaces, 21 HC Spaces
Parcel B: 77 Single Spaces, 2 HC Spaces
Parcel C: 77 Single Spaces, 2 HC Spaces
Parcel D: 77 Single Spaces, 2 HC Spaces

Other:

Parcel A: 6 Buildings, 17.2 Apartment Units
Parcel B: 71 Single Spaces, 21 HC Spaces
Parcel C: 77 Single Spaces, 2 HC Spaces
Parcel D: 77 Single Spaces, 2 HC Spaces

Notes:

1. All buildings to be constructed within the existing building footprints.
2. All parking spaces to be constructed within the existing parking lots.
3. All parking spaces to be constructed within the existing parking lots.
4. All parking spaces to be constructed within the existing parking lots.



VSH + Luna Development
100 N. Main Street
Norfolk, VA 23510
757.627.1887 FAX 757.627.1888
www.vshlunadevelopment.com

Church Street Planned Development
2000 Church Street, Norfolk, VA

A101

Exhibit A

27-38 Church Street Station Residential Planned Development (PD-R Church Street Station).

27-38.1 *Purpose statement.* The Church Street Station Residential Planned Development District is intended to provide for the development of a residential community containing a mixture of 81 units for single-room occupancy supportive housing, including associated spaces, and 80 traditional multi-family dwelling units. The development sites includes approximately four (4) acres of land located along the eastern line of Church Street adjacent to the southern line of the right-of-way for the Norfolk Southern Railroad Lamberts Point Line. Because of the unusual shape of the boundaries of the site, the singular access to an arterial street, and the presence of an existing public utility building in the narrowest portion of the property, development up to the full density permitted by this zoning district should be phased to ensure that the public facilities and other site features are adequate and sufficient to ensure public health, safety, and the general welfare.

27-38.2 *Land uses.* Uses in the district shall be permitted by right or by special exception as specified in Table 27-38-A – Table of Land Uses and shall be restricted to the uses listed therein.

27-38.3 *Phased development.*

(a) *Initial phase.* The first phase of any development in the district shall be limited as follows:

(1) *Maximum density.* No more than 121 residential dwelling units shall be permitted.

(2) *Location and massing of buildings.* The general site layout, massing of the buildings, and location of recreational equipment constructed during the initial phase of development shall be substantially consistent with the exhibit titled “Church Street Planned Development” prepared by VIA design architects, P.C., dated February 27, 2013 [sic], and placed on file with the Department of Planning, subject to such reasonable modifications as may be required by the City for final site development or site plan approval.

(b) *Later phases.* No construction of any buildings or other features not represented in the phase one exhibit identified above shall be permitted for two years after the construction of the initial phase is

completed and certificates of occupancy for each building included in the initial phase have been issued. Upon completion of all phases of development, the following limitations shall apply:

- (1) *Maximum density.* The district permits the development of not more than 161 residential dwelling units.
- (2) *Location and massing of buildings.* The general site layout and massing of the buildings shall be substantially consistent with the exhibit titled "Church Street Planned Development" prepared by VIA design architects, P.C., dated January 28, 2013 [sic], and placed on file with the Department of Planning, subject to such reasonable modifications as may be required by the City for final site development or site plan approval.

27-38.4 *Maximum building height.* The maximum building height shall be 75 feet.

27-38.5 *Parking requirements.* All parking shall comply with the provisions of chapter 15 of this ordinance, subject to the following modifications:

- (a) Not less than 0.5 off-street parking spaces per unit shall be provided for the supportive housing dwelling units.
- (b) Not less than 1.5 off-street parking spaces per unit shall be provided for the multi-family housing dwelling units.

27-38.6 *Open space.* Not less than twenty percent (20%) of the area of the land located within the development shall be useable open space. For purposes of this provision, areas improved by sidewalks, trails, plazas, and other amenity structures shall be treated as usable open space.

27-38.7 *Yard requirements.* The following minimum yards are required:

- (a) All structures shall be set back a minimum of five (5) feet from the property lines abutting the railroad.
- (b) All structures shall be set back a minimum of ten (10) feet from all property lines abutting a residential or commercial zoning district.
- (c) No minimum setback for buildings is required along Church Street or O'Keefe Street.

27-38.8 *Design of buildings.* All buildings constructed in the district must be reviewed and approved in accordance with the city's design review process prior to issuance of any building permit.

27-38.9 *Landscaping.* All landscaping shall comply with the provisions of chapter 17 of this ordinance, subject to such reasonable modifications as may be required by the city in order to accommodate the landscaping features defined in the exhibit titled "Church Street Planned Development" prepared by VIA design architects, P.C., dated January 28, 2013 [sic], and placed on file with the Department of Planning.

PD-R – CHURCH STREET STATION
TABLE 27-38-A – TABLE OF LAND USES

LAND USES P = Permitted Use S = Special Exception Use	DISTRICT	COMMENTS
	PD-R Church Street Station	
<i>RESIDENTIAL USES</i>		
Supportive Housing	P	Maximum of 81 units
Multi-Family (7 or more units)	P	
<i>PUBLIC AND CIVIC USES (Sites < 1 Acre)</i>		
Governmental Operations (non-industrial)	P	
Recreation Center, Community (private)	P	
Park	P	
Utility Facility	P	

Form and Correctness Approved:

By 
Office of the City Attorney

Contents Approved:

By [Signature]
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 2000 CHURCH STREET AND 1816 TO 1824 O'KEEFE STREET FROM I-2 (LIGHT INDUSTRIAL), R-11 (MULTI-FAMILY RESIDENTIAL), AND RCO (RESIDENTIAL COMPATIBILITY OVERLAY) DISTRICTS TO PD-R CHURCH STREET STATION (CHURCH STREET STATION RESIDENTIAL PLANNED DEVELOPMENT DISTRICT).

BE IT ORDAINED by the Council of the City of Norfolk:

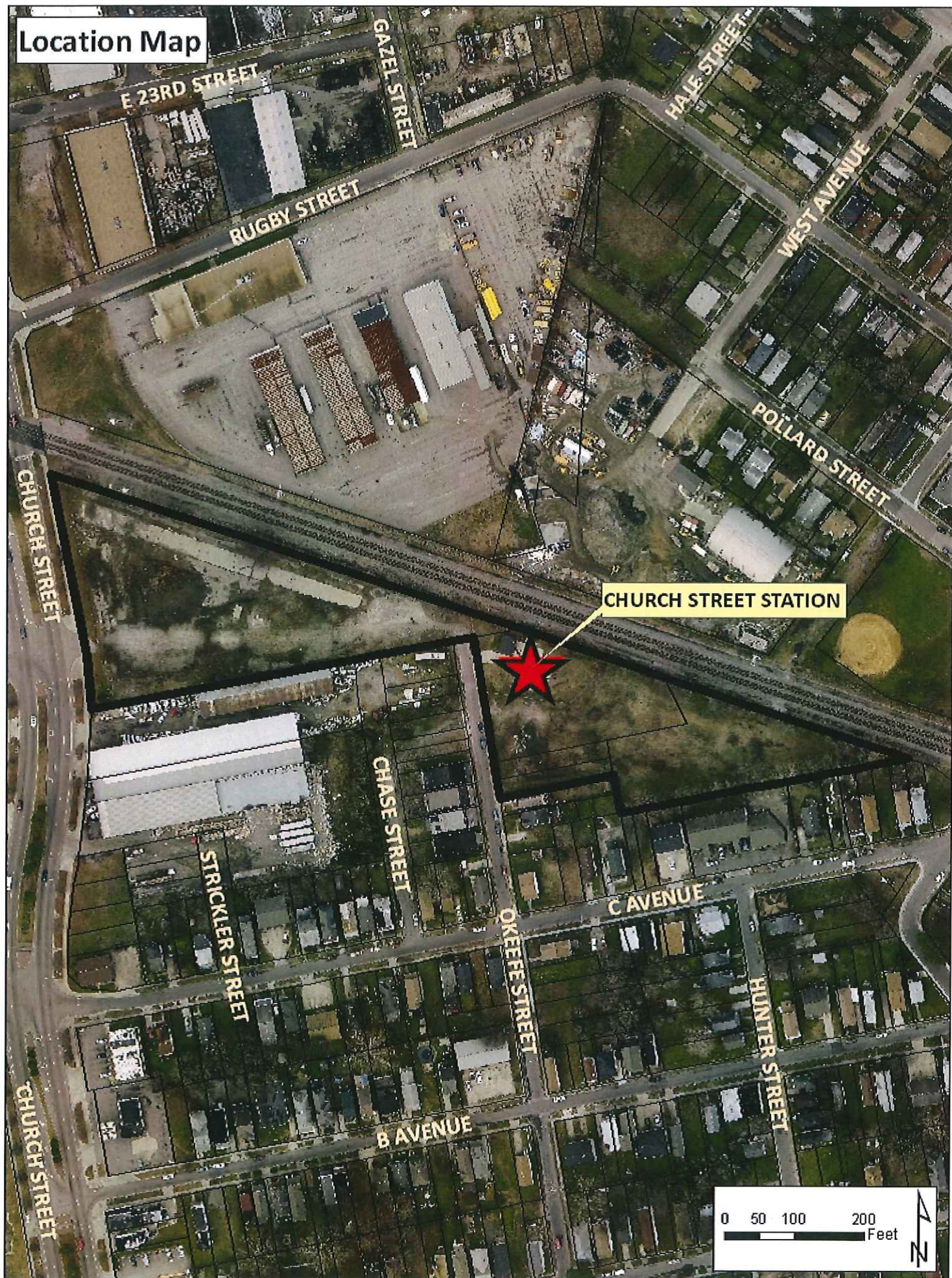
Section 1:- That the properties located at 2000 Church Street and 1816 to 1824 O'Keefe Street are hereby rezoned from I-2 (Light Industrial), R-11 (Multi-family Residential), and RCO (Residential Compatibility Overlay) Districts to PD-R Church Street Station (Church Street Station Residential Planned Development District). The properties which are the subject of this rezoning are more fully described as follow:

Properties fronting 345 feet, more or less, along the eastern line of Church Street, beginning 400 feet, more or less, from the northern line of C Avenue, and extending northwardly, and property fronting 175 more or less, along the eastern line of O'Keefe Street, beginning 200 feet, more or less, from the northern line of C Avenue, and extending northwardly; premises numbered 2000 Church Street and 1816 to 1824 O'Keefe Street.

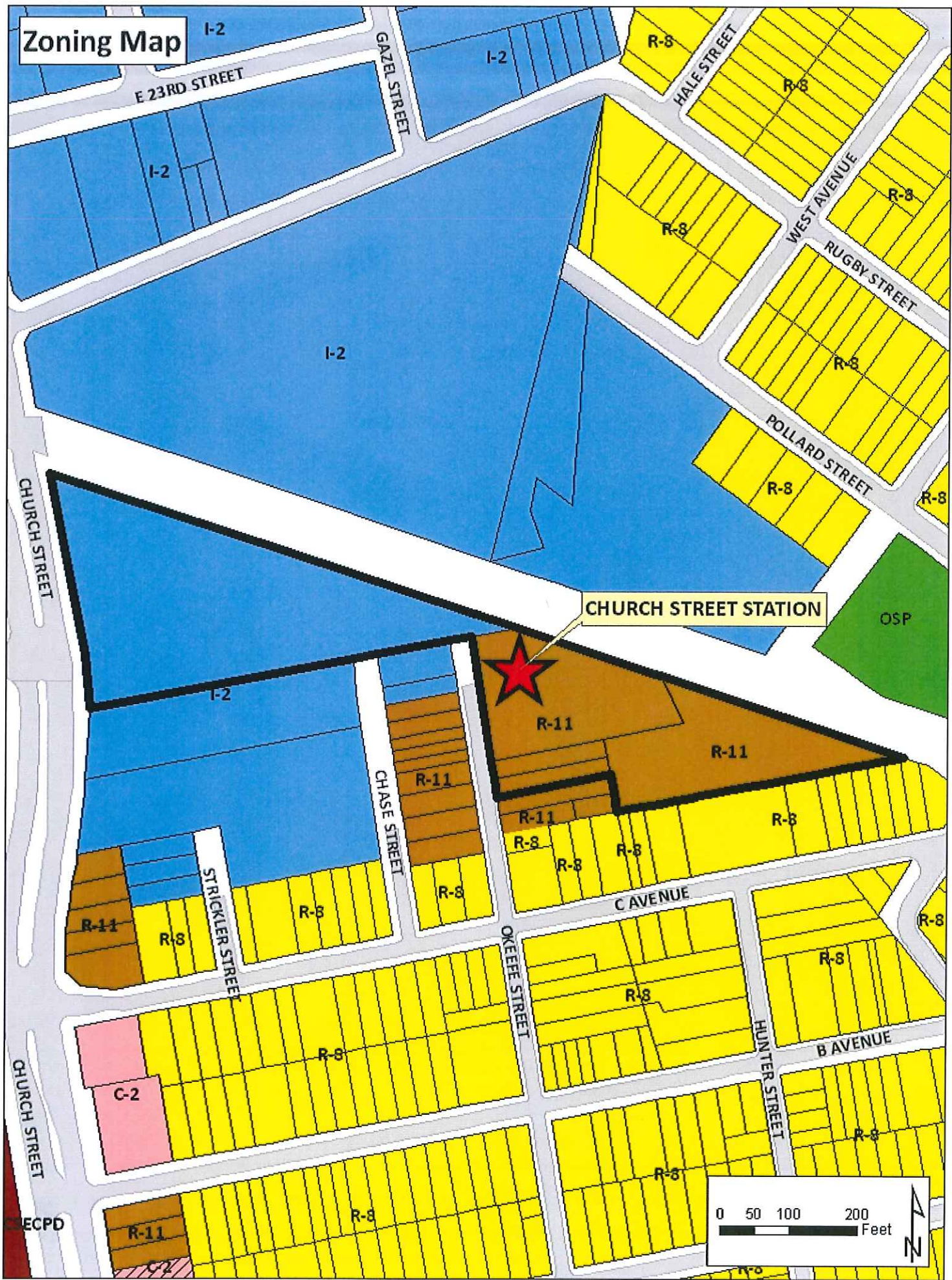
Section 2:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

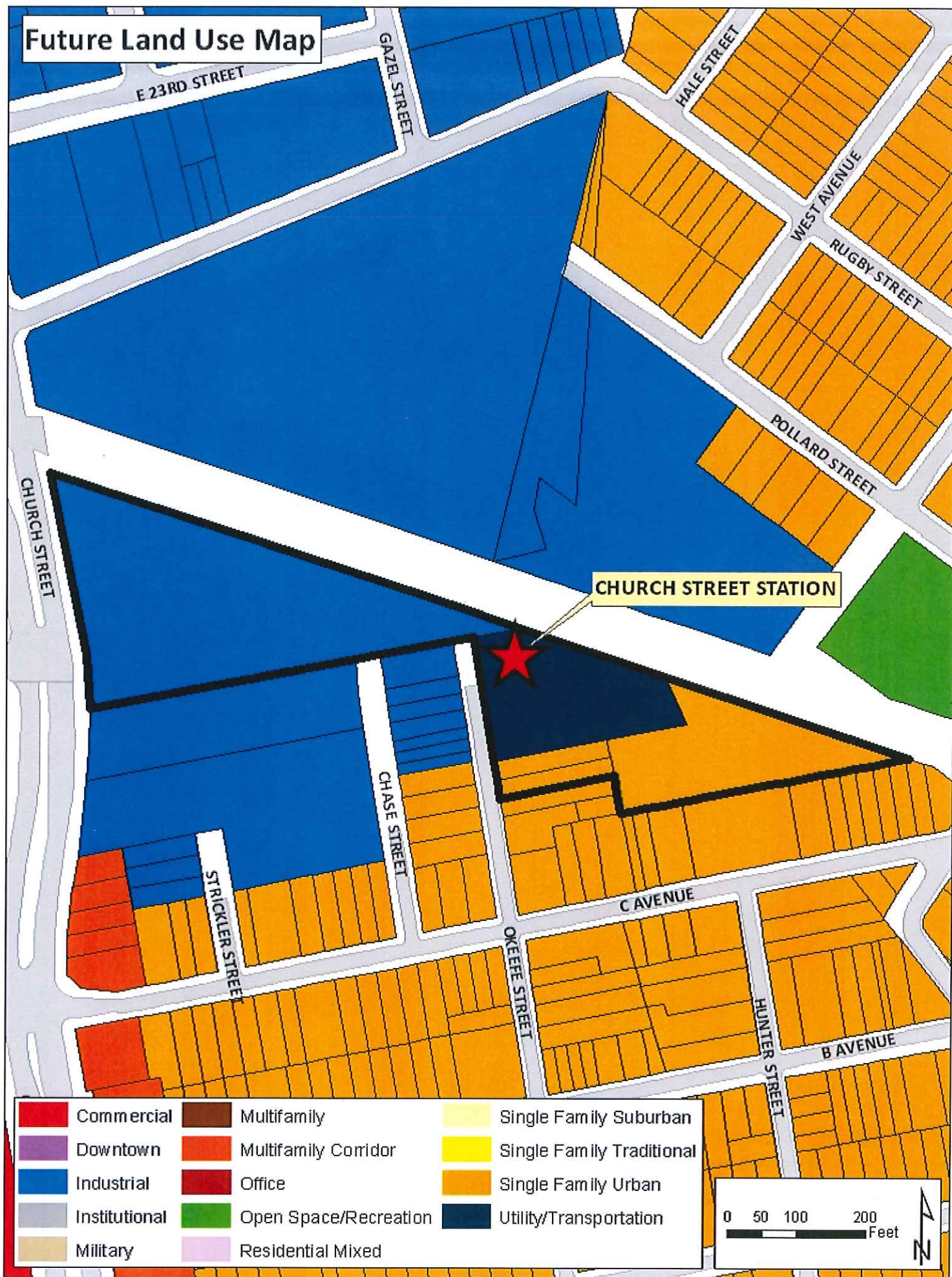
Location Map



Zoning Map



Future Land Use Map





APPLICATION TEXT AMENDMENT

Date of application: 11.04.2013

Zoning Ordinance Text Amendment

Amend Section(s)
Add New Section(s) 27-xx (new planned development)

APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) Glenn (First) Michael (MI) E

Mailing address of applicant (Street/P.O. Box): 2601 Granby Street

(City) Norfolk (State) VA (Zip Code) 23517

Daytime telephone number of applicant (757) 416-5862 Fax (757) 416-5835

E-mail address of applicant: mike@lunadevelopment-llc.com

Co-applicant: City of Norfolk is current property owner.

2. Name of ~~property owner~~: (Last) Bogdanovic (First) Allison (MI)

Mailing address of property owner (Street/P.O. box): 5008 Monument Ave.

(City) Richmond (State) VA (Zip Code) 23230

Daytime telephone number of owner (804) 836-1052 Fax number (804) 788-6827

DESCRIPTION OF AMENDMENT

Purpose of Amendment

The Church Street Station Planned Development District is intended to provide for the establishment of a residential community containing a mixture of SRO (single room occupancy) units and associated spaces and additional 2-3 bedroom multi-family units. The development consists of approximately 4.22 acres of land improved by one or more multistory buildings.

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

CIVIC LEAGUE INFORMATION

Civic League contact: Old Huntersville Civic League

Date(s) contacted:

Ward/Super Ward information: Ward 4, Superward 7

REQUIRED ATTACHMENTS

- ✓ Language for the text amendment (*see Example attached).
- ✓ Required application fee, **\$420.00** (if check, make payable to Norfolk City Treasurer).
 - Application fee includes a non-refundable \$5 technology surcharge.

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Michael E Glenn Sign: [Signature] 11 / 4 / 13
(Property Owner or Authorized Agent Signature) (Date)

Print name: Sign: [Signature] 11 / 18 / 13
(Applicant or Authorized Agent Signature) (Date)

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)



APPLICATION CHANGE OF ZONING

Date of application: 11.04.2013

Change of Zoning

From: I-2, R-11 Zoning To: PD Zoning

DESCRIPTION OF PROPERTY

Property location: (Street Number) 2000 (Street Name) Church Street
Norfolk, VA

Existing Use of Property: Undeveloped/Utilities

Current Building Square Footage 0 sf

Proposed Use Planned Development

Proposed Building Square Footage 130,000sf +/-

Trade Name of Business (If applicable)

APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) Glen (First) Michael (MI) E

Mailing address of applicant (Street/P.O. Box): 2601 Granby Street

(City) Norfolk (State) VA (Zip Code) 23517

Daytime telephone number of applicant (757) 416-5862 Fax (757) 416-5835

E-mail address of applicant: mike@lunadevelopment-llc.com

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

Rezoning

Page 2

Co-applicant: City of Norfolk is current property owner.

2. Name of ~~property owner~~: (Last) Bogdanovic (First) Allison (MI) (

Mailing address of property owner (Street/P.O. box): 5008 Monument Ave.

(City) Richmond (State) VA (Zip Code) 23230

Daytime telephone number of owner (804) 836-1052 Fax number (804) 788-6827

CIVIC LEAGUE INFORMATION

Civic League contact: Old Huntersville Civic League

Date(s) contacted:

Ward/Super Ward information: Ward 4, Superward 7

REQUIRED ATTACHMENTS

- ✓ Required application fee, **\$705.00** (if check, make payable to Norfolk City Treasurer).
 - Application fee includes a non-refundable \$5 technology surcharge.
 - If accompanied with a necessary map amendment to the City's adopted general plan, *plaNorfolk2030*, an additional technology surcharge of **\$5** will be required.
- ✓ Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- ✓ Description and details of the operation of the business (i.e., # of employees, # of bays, reason for rezoning, etc...)

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Michael E. Glenn Sign: [Signature] 11/4/13
(Property Owner or Authorized Agent Signature) (Date)

Print name: Marcus D. Jones Sign: [Signature] 11/18/13
(Applicant or Authorized Agent Signature) (Date)

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)



PROJECT DATA	
SITE AREA:	
Tract A:	2.55 ACRES, Current Zoning L-2
Tract B:	1.94 ACRES, Current Zoning B-1L
Tract A+B:	4.50 ACRES
BUILDING DESCRIPTIONS:	
Tract A:	VSH 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



November 22, 2013

Terrance Simmons
President, Olde Huntersville Civic League
735 Fremont Street
Norfolk, VA 23504

Dear Mr. Simmons,

The Planning Department has received the following applications:

- a. Amend Map LU-1, "Future Land Use Map," in *plaNorfolk2030* from Industrial, Single Family Urban and Utility/Transportation to Multifamily.
- b. Amend the *Zoning Ordinance* section 3-1 "Districts," and to add section 27-38, "Church Street Station Residential Planned Development" (PD-R Church Street Station) district.
- c. Rezoning from I-2 (Light Industrial) to PD-R Church Street Station.

These items are tentatively scheduled for the December 19, 2013 City Planning Commission public hearing.

Summary

This request would allow Luna Development and Virginia Supportive Housing to develop the site with an 81-unit supportive housing (studio units) and an 80-unit (one, two and three-bedroom) apartment complex.

If you would like additional information on the request, you may contact the developer, Michael Glenn at (757) 416-5862, or the supportive housing executive director, Allison Bogdanovic at (804) 836-1052; or you may telephone Matthew Simons at (757) 664-4750. A copy of the application is enclosed.

Sincerely,

George M. Homewood, AICP, CFM
Acting Planning Director

cc: Oneiceia Howard, Senior Neighborhood Development Specialist
Oneiceia.Howard@norfolk.gov or (757) 664-6761



November 22, 2013

Anthony Moore
President, Huntersquare Advisory Council
825 Goff Street, Unit 133
Norfolk, VA 23504

Dear Mr. Moore,

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- a. Amend Map LU-1, "Future Land Use Map," in *plaNorfolk2030* from Industrial, Single Family Urban and Utility/Transportation to Multifamily.
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Sincerely,

George M. Homewood, AICP, CFM
Acting Planning Director

cc: Oneiceia Howard, Senior Neighborhood Development Specialist
Oneiceia.Howard@norfolk.gov or (757) 664-6761



November 22, 2013

Attucks/Barborton/Church Street

To whom it may concern:

The Planning Department has received the following applications:

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Sincerely,

George M. Homewood, AICP, CFM
Acting Planning Director

cc: Oneiceia Howard, Senior Neighborhood Development Specialist
Oneiceia.Howard@norfolk.gov or (757) 664-6761

OLDE HUNTERSVILLE CIVIC LEAGUE

Post Office Box 7831
Norfolk, VA 23504

City of Norfolk
Planning Commission
810 Union Street
Norfolk, VA 23510

December 18, 2013

Planning Commission:

On behalf of the residents of Olde Huntersville, the Olde Huntersville Civic League would like to say thank you for the visits from members of the Planning Department. We are glad to know you are interested in the economic development and well-being of our community.

The Olde Huntersville citizens held discussions, and circulated a petition against the proposed development, to be located at Church Street and 20th Street running back to O'Keefe Street. The proposal by Luna Development and Virginia Supports Housing deeply concerns our citizens and we find the proposal undesirable.

Several factors, including our vision moving our community forward towards our goal of choice neighborhood with the component of increase market values of our single family homes and townhouses. That is believed to be at jeopardy from this type of development here. The ratio of home-ownership versus rental units would be seriously impacted in a negative way. We want to increase home-ownership in the neighborhood and decrease or limit the large imbalance of rental units.

Area streets are narrow and crowded already, many of the resides only have off street parking. Developing rental units in this area is a serious traffic safety concern. The resides close to and around that location will be immediately affected. It is safe to say cramming is possible, but some things or lives certainly will get affected.

Sincerely,



Terrance Simmons

Olde Huntersville Civic League
President

OLDE HUNTERVILLE CIVIC LEAGUE

Post Office Box 7831
Norfolk, VA 23504

PETITION

This petition says "NO" to the proposal by Luna Development and The Virginia Support and Housing concerning the Olde Huntersville Community.

NAME	ADDRESS	PHONE
Jessica Jones	729 Fremont rd.	757 622-6463
Mabel Nchotu	716 Fremont RD	757 961 0025
Haywood / L Colby Jr	714 Fremont ST	757-359-2293
Trevon Lewis	761 C-AVE	757-829-8586
Marvin M. Duff	748 C Ave Norfolk VA	757-222-3056
Shaunte M. General	802 C Ave Norfolk VA	757-369-4511
Helenie Robinson	879 A Ave Norfolk VA	757-735-4928
Genea Coalen	928 Galt St.	757-419-6812
VERNON BLEY	982 GALT ST NORFOLK VA	708-6670
IRENE BLEY	982 GALT ST NORFOLK VA	708-0891
Angela M. WAYS	975 GALT ST NORFOLK VA	582-1638

OLDE HUNTERVILLE CIVIC LEAGUE

Post Office Box 7631
Norfolk, VA 23504

PETITION

This petition says "NO" to the proposal by Luna Development and The Virginia Support and Housing concerning the Olde Huntersville Community.

NAME	ADDRESS	PHONE
Traus Winfields	1821 Tidewater Dr.	757-275-7431
Linda Smith	1023 Barney St.	757-354-9693
Kathy + Robert Pele	1010 Barney St	757-533-5200
Laversa Cartwright	1004 BARNEY ST	757-479-8159
Annette Smith	908 Lexington St	757-297-9533
Lillian M. Nurd	896 Lexington St	757-237-6668
McCellan Nurd	896 Lexington St (SON)	757-237-6668
Christopher Wallace	816 Lexington St	757-477-1318
Lepka Peterson	867 Lexington St	843-276-5810
Steven Peterson	867 Lexington St	843-276-5810
John Walter	864 Lexington St	504-1316

OLDE HUNTERVILLE CIVIC LEAGUE

Post Office Box 7831
Norfolk, VA 23504

PETITION

This petition says "NO" to the proposal by Luna Development and The Virginia Support and Housing concerning the Olde Huntersville Community.

NAME	ADDRESS	PHONE
J. Denney	1202 Hillside ave # A Norfolk va ²³⁵⁰³	757-512-4953
W. Daigle	865 Lexington Ave Norfolk va ²³⁵⁰⁴	757-478-1651
James W. Fisher	878 Lexington Ave Norfolk VA	757-619-7234
Dave Brancher	853 Lexington St	757-574-8413
S. Ravender	839 Lexington St (Apartments)	757-469-2934
Brenda Lawton	831 LEXINGTON ST	737-619-1214
JOANN HARVEY	827 Lexington St.	757-644-6224
Fernandez Harvey	827 Lexington St	757-644-6224
Poppe Ruffner	823 Lexington St	757-618-4774
Paul Johnson	745 Lexington Ave.	608-1379
Drake Filthier	768 Lexington St	(757) 417-6868

OLDE HUNTERVILLE CIVIC LEAGUE

Post Office Box 7831
Norfolk, VA 23504

PETITION

This petition says "NO" to the proposal by Luna Development and The Virginia Support and Housing concerning the Olde Huntersville Community.

NAME	ADDRESS	PHONE
905 Lexington st	Amelia Wilter	201-4215
Jamesha Knight	907 Lexington st	439-6579
Robert E. Halton	915 Lexington Ave	757-419-7419
Ashanda Milton	929 Lexington st	757-729-0315
MS and Mr. Washington	836 Washington st	757-202-1971
Bruce Chance	880 Washington ave	_____
Michael Mitchell	890 Washington st	608-1429
Paris Brackler	876 Washington st	_____
Roshanda Walton	861 Washington st	_____
Heionte Smith	908 Lexington st	_____
Joyce Mitchell	769 fremont st	_____

OLDE HUNTERVILLE CIVIC LEAGUE

Post Office Box 7831
Norfolk, VA 23504

PETITION

This petition says "NO" to the proposal by Luna Development and The Virginia Support and Housing concerning the Olde Huntersville Community.

NAME	ADDRESS	PHONE
Kiya Davis	769 Fremont St	754-8484
Jared Hall	804 Washington St	—
TONY Price	788 Fremont St	804-6312
Bill Sutton	811 WASHINGTON Ave	719-3463
MARtha Patten	743 FREMONT St	—
Shelia Adams	1814 O'Keefe Street	625-1098
Luther Adams	1814 O'Keefe Street	625-1098
* LaKeisha Parker	1810 O'Keefe St.	708-6794
Shykwon PARKER	1810 O'Keefe St.	818-2554
Christina Lyons	776 C Ave.	383-3980
Deloris Hoggard	724 C AVE.	383-2133

PETITION

This petition says "NO" to the proposal by Luna Development and The Virginia Support and Housing concerning the Olde Huntersville Community.

NAME	ADDRESS	PHONE
Michael Smith	726 Fremont Street	757-777-4751
Patima Smith	726 Fremont Street	757-777-4751
Ruth A. Bridges	1618 Amelia St.	757-822-4973
Rosanna Clark	1618 Amelia St.	757-622-8417
* Alexis Edwards	739 Cave Apt 4 Norfolk VA	757-392-6259
Karlic Moore	749 Cave Norfolk VA	757-663-3287
Alexandra McNeil	749 Cave	757-663-3287
Donald Conyers	864 C Ave Norfolk VA	757-735-3085
Lori Conyers	864 C Ave Norfolk VA	757-735-3085
Drenda Jackson	1812 Basse Street Norfolk VA	757-313-4920
* Mary F. Keenan	1814 Basse Street Norfolk VA	757-622-1110

PETITION

This petition says "NO" to the proposal by Luna Development and The Virginia Support and Housing concerning the Olde Huntersville Community.

NAME	ADDRESS	PHONE
Lourette M. Dancy	950 Sutton Street	626-1303
Carol + Wilma Merrill	845 Fremont St.	828-8494
Lena Platt	882 Fremont St.	492 5140
Catrina Hanks	753 B Ave.	515-1976
Valdene Bates	756 C Ave.	228-7949
Alfred L. Ross	712 C Ave.	757-533-516
Diane OGD	721 C Ave	757-446-9237
Jacqueline D. Wilson	733 B Ave	757-623-6381
Usher M. Lathan	1819 BRACEY ST	257-627-1418
Kevin M. Wood	1025 GAIT ST	757-627-2114
FRANTZ J. MORENCY	1028 GAIT ST	757-675-7384

PETITION

This petition says "NO" to the proposal by Luna Development and The Virginia Support and Housing concerning the Olde Huntersville Community.

NAME	ADDRESS	PHONE
Jennifer Caravello	1028 Gell St Norfolk, VA 23504	(757) 675-6930
Bella Guffin	897 Ave Norfolk, Va 23584	(757) 623-7577
Marjelyn Glee	1465 Chapel St Norfolk, VA 23504	757-622-1470
Arunda Arney	912 Washington Ave	(757) 624-924
Marion G. Brier Jr.	832 Johnson Ave Norfolk, VA 23504	757-622-4380
Sean Blackwell	813 Washington Ave Norfolk 23501	757 309-5654
Carolyn Dennis	864 C. Ave Norfolk VA	757-201-5952
Hattie Coar,	870 C Ave Norfolk VA	23504 669 8710
Debra Arango	1722 Hunter St. Norfolk VA	25007
April Long	839 C Ave Norfolk VA	6223-702
MARTINE SMITH	761 B" AVE NORFOLK, VA	(757) 360-536-1806

PETITION

This petition says "NO" to the proposal by Luna Development and The Virginia Support and Housing concerning the Olde Huntersville Community.

NAME	ADDRESS	PHONE
Jimmy L. Painter	762 Fremont St.	752-622-2650
Sandra M. Lebron	765 Fremont St NW	757- 732 -5131
Alice P. Ellison	767 Fremont St.	757-622-2650
* Jiffany Beasley	762 Fremont St	757-932-9038
Syaja Brown	762 Fremont St	757-550-0938
Brian Brown	762 Fremont St	757-581-1907
* Lisa Washington	766 Fremont St	412-812-9531
Fremaine Washington	766 Fremont St	412-812-9531
TRINA Lamb	740 FREMONT ST	
Joyce L. Vann	755 Fremont St	627-2750
Betty A Gulla	1616 Amelia St	

PETITION

This petition says "NO" to the proposal by Luna Development and The Virginia Support and Housing concerning the Olde Huntersville Community.

NAME	ADDRESS	PHONE
* WAYNE WASHINGTON	1810 BRACY ST	553-2896
Jane Chapman	1810 Bracy St	
Dorenda Simmons	735 Fremont St	816-1214
Treina Simmons	735 Fremont St	748-1219
Senai Simmons	735 FREMONT ST	(757) 816-1214
RONALD S. PAIGE	865 LEXINGTON ST. NOK. VA	(757) 339-5987
Terrance Simmons	735 Fremont St.	(757) 685-1213
Jaye E. Nash	726 Lexington St 23504	(757) 332-4200